

Message Text

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ACTION EUR-25

INFO OCT-01 ADP-00 SSO-00 NSCE-00 USIE-00 INRE-00 CIAE-00

DODE-00 PM-07 H-03 INR-10 L-03 NSAE-00 NSC-10 PA-03

RSC-01 PRS-01 SS-15 ACDA-19 IO-13 MBFR-03 SAJ-01

OMB-01 TRSE-00 A-01 FBO-01 CPR-02 SY-10 ABF-01 RSR-01

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FM USMISSION BERLIN

TO SECSTATE WASHDC IMMEDIATE 2304

INFO AMEMBASSY BONN

AMEMBASSY PARIS

AMEMBASSY LONDON

AMEMBASSY MOSCOW

US MISSION NEW YORK 270

C O N F I D E N T I A L BERLIN 1475

EO 11652: GDS

TAGS: PFOR, GE, US

SUBJECT: US ADMINISTRATIVE TEAM STARTS TALKS WITH GDR

1. US ADMINISTRATIVE TEAM WAS MET AT CHECKPOINT CHARLIE AT 10 A.M., AUGUST 27 AND ESCORTED TO GDR FOREIGN MINISTRY FOR INITIAL CONVERSATION. GDR DELEGATION HEADED BY FOREIGN MINISTRY DIRECTOR OF ADMINISTRATION GUENTER GOERLITZ INCLUDED TWO REPRESENTATIVES GDR DIPLOMATIC SERVICE OFFICE (DIENSTLEISTUNGSAMT) AND TWO MEMBERS OF GDR FOREIGN OFFICE. GDR TEAM WAS INTRODUCED BY DR. HANS-MARTIN GEYER, DIRECTOR NORTH AMERICAN DIVISION GDR FOREIGN OFFICE WHO PLEDGED DO EVERYTHING POSSIBLE TO ASSIST IN RAPID CONCLUSION TECHNICAL DISCUSSIONS IN ORDER TO MOVE AT EARLY DATE TO SUBSTANTIVE NEGOTIATIONS IN WASHINGTON ON ESTABLISHMENT OF DIPLOMATIC RELATIONS.

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2. IN RESPONSE GDR REQUEST, US TEAM OUTLINED IN SOME

DETAIL US REQUIREMENTS FOR CHANCERY AND SEPARATE CULTURAL CENTER IN BERLIN, AMBASSADORIAL AND SENIOR OFFICER RESIDENCES, AND STAFF HOUSING. TEAM ALSO PRESENTED REQUEST FOR TRADE AND CULTURAL OFFICES IN LEIPZIG AND ROSTOCK. RE CHANCERY, TEAM REQUESTED SOLE OCCUPANCY OF FREE-STANDING FLAT-ROOF STRUCTURE IN DOWNTOWN EAST BERLIN.

3. GDR TEAM NOTED LIMITATIONS IN THEIR ABILITY TO MEET ALL US REQUESTS, AND SPECIFICALLY DEFERRED DECISION ON BERLIN CULTURAL CENTER AND LEIPZIG AND ROSTOCK OFFICES. FOLLOWING LUNCH AT HOTEL STADTBERLIN WHICH GDR REPS HOSTED, US TEAM WAS SHOWN APARTMENTS FOR POSSIBLE USE BY STAFF SUPPORT PERSONNEL AND RESIDENCES IN ESPLANADE DIPLOMATIC QUARTER. IN RESPONSE TO US REQUEST, GDR AGREED TO SHOW CHANCERY SITES TUESDAY AFTERNOON, AUGUST 28.

4. GDR REPS ASKED WHETHER US HAD ANY INTENTION TO CONSTRUCT EMBASSY IN EAST BERLIN. US TEAM REPLIED THAT USG MAY, AT FUTURE DATE, WISH TO BUILD CHANCERY. TEAM NOTED THAT US HAD EXISTING PROPERTY ON PARISER PLATZ. SUBJECT WAS NOT FURTHER PURSUED.

5. US TEAM ALSO OUTLINED SPECIFIC NEEDS REGARDING LEASES AND RENTS. TEAM STRESSED REQUIREMENT THAT ESTABLISHED RENTS MUST NOT BE SUBJECT TO CHANGE EXCEPT AT TIME OF RENEWAL, THAT CHANGES IN RENTS MUST BE BASED ON MUTUAL AGREEMENT; AND THAT RENTAL RATES FOR PROPERTIES MUST BE AT OFFICIAL RATES APPLICABLE ALL OTHER FOREIGN RENTORS. TEAM MADE THIS DETAILED PRESENTATION BECAUSE MEMBERS OF WESTERN EMBASSIES REVEALED OVER WEEKEND THAT GDR HAD NOT CONCLUDED LEASES WITH THEM WITH RESULT THAT RATES HAVE BEEN RECENTLY RAISED-- DOUBLED AND TREBLED. WESTERN EMBASSIES UPSET AND HAVE AGREED AMONG THEMSELVES NOT TO PAY RENTS. NUMEROUS MEMBERS OF WESTERN EMBASSIES HAVE STATED THEY COUNTING ON AMERICANS TO BAIL THEM OUT. RATES QUOTED BY WESTERN COLLEAGUES ARE 25 MARKS PER SQUARE METER FOR CHANCERY SPACE AND 15 MARKS PER SQUARE METER FOR RESIDENCE SPACE. AT EAST GERMAN RATE OF EXCHANGE OF 1 EAST MARK EQUALS 1 WEST MARK THIS MAKES COSTS EXTREMELY HIGH AND IN MANY INSTANCES, IT APPEARS, IN EXCESS OF RENTS PAID BY US FOR OFFICE SPACE AND

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RESIDENCES IN WESTERN EUROPEAN COUNTRIES.

6. IN COURSE DISCUSSIONS; GDR HINTED THAT MAJOR DECISIONS REGARDING US REQUESTS MAY BE DEFERRED UNTIL SEPARATE GDR ADMINISTRATIVE TEAM HAS HAD OPPORTUNITY TO DISCUSS THEIR NEEDS IN WASHINGTON.

7. GDR INDICATED THERE WOULD BE NO COMMUNIQUE ISSUED, AND

CONCURRED WITH US REQUEST THAT PUBLICITY ON VISIT BE KEPT
TO ABSOLUTE MINIMUM.KLEIN

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